


DATE: NOVEMBER 9, 2021

ARC REVIEW CODE: V2110291

TO: MAYOR LORI HENRY, City of Roswell  
ATTN TO: JACKIE DEIBEL, PLANNING AND ZONING DIRECTOR, City of Roswell  
FROM: Douglas R. Hooker, Executive Director, ARC

  
Digital signature  
Original on file

The Atlanta Regional Commission (ARC) has completed its regional review of the following proposal. Below is the ARC finding. The Atlanta Regional Commission reviewed the proposed project's relationship regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies.

**Name of Proposal:** RC-21-02R 320 South Atlanta Street

**Submitting Local Government:** City of Roswell

**Review Type:** Metro River

**Date Opened:** 2021-10-29

**Date Closed:** 2021-11-09

**FINDING:** ARC staff has completed its review of the application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's finding is that the project is consistent with the Chattahoochee River Corridor Plan

**Additional Comments:** See National Park Service comments

#### THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT  
CHATTAHOOCHEE RIVERKEEPER  
CITY OF ROSWELL  
THE RIVERLINE HISTORIC AREA INC.

ARC NATURAL RESOURCES  
NATIONAL PARK SERVICE – CRNRA  
FULTON COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCES  
GEORGIA CONSERVANCY  
CITY OF SANDY SPRINGS

If you have any questions regarding this review, please contact Donald Shockey at (470) 378-1531 or [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org). This finding will be published to the ARC website at <https://atlantaregional.org/plan-reviews>.



# United States Department of the Interior

National Park Service  
Chattahoochee River  
National Recreation Area  
1978 Island Ford Parkway  
Sandy Springs, GA 30350



1.A.2

November 4, 2021

Donald Shockey  
Atlanta Regional Commission  
40 Courtland Street, NE  
Atlanta, GA 30303

Dear Mr. Shockey,

This letter is a notification of receipt of the MRPA Review Notification RC-21-02R 320 South Atlanta Street for the City of Roswell in Fulton County, Georgia. This project will involve the construction of a new office building, parking area, and small bioretention area. The Atlanta Regional Commission's preliminary finding is that the proposed project is consistent with the Chattahoochee River Corridor Plan. The analysis estimates that 6,886 square feet of land disturbance and 5,684 square feet of impervious area meet the criteria for vulnerability category C.

Congress established the Chattahoochee River National Recreation Area (CRNRA), a unit of the National Park Service (NPS), in 1978 to assure the preservation and protection of a 48-mile stretch of the Chattahoochee River from Buford Dam to Peachtree Creek. CRNRA consists of the river and its bed along with the lands, waters, and interests within the park's authorized boundary. Congress expressly provided the Secretary of the Interior, acting through the National Park Service (NPS) and CRNRA, with the authority to protect the "natural, scenic, recreation, historic and other values" of the Chattahoochee River. We are concerned that the project could cause detrimental impacts to park resources if proper Best Management Practices (BMPs) are not followed and maintained. It is with these concerns in mind that NPS offers the following comments and recommendations:

## Introduce/Promote Non-native Species

Construction activities have the potential to transport exotic invasive plant and animal species. This site is less than 0.1 miles from the park's Vickery Creek unit.

**Recommendation:** We request that all equipment be washed and cleaned of mud and debris that may transport unwanted pests before being brought on-site. The NPS encourages the project applicant to use only native grass seed or native vegetation for stabilizing the project area following construction. Non-native species are easily transported downstream and can start new colonies in CRNRA.

## Landscaping with Native Species

Landscaping with native plant species provides a beautiful, hardy, drought resistant yard that benefits the natural environment. It requires less water, fertilizer, and pesticides, therefore costing less in maintenance. Furthermore, native plants promote stewardship of our natural heritage by supporting pollinators, birds, and other wildlife while supporting biological diversity and ecological functions.

**Recommendation:** Since the project location is in close proximity to an NPS land unit, NPS encourages the use native plant species for landscaping to reduce the spread of exotic species into natural areas.

#### Erosion and Sedimentation

In general, to protect the stream and water quality during construction, Best Management Practices (BMPs) should be designed and implemented to comply with the standards and specifications outlined in the *Manual for Erosion and Sediment Control in Georgia* (Georgia Soil and Water Conservation Commission). An approved erosion and sedimentation control plan should be implemented before soil disturbances occur within the project site to avoid violating the Erosion and Sedimentation Act of 1975. Currently, the Chattahoochee River and Big Creek near the proposed project site are listed as impaired on the state of Georgia's 303(d) listing for not fully meeting its designated uses. CRNRA is vested in improving the current state of these water bodies, and any addition of sediment or run-off would further disrupt the current water quality condition. Due to the proximity of this proposed project to the park, caution is advised to prevent a flush of sediment deposits during the construction process.

**Recommendation:** After proper installation, continued and unfailing maintenance and repair of the BMP's should be guaranteed in order to ensure their effectiveness and specifically to control, as far as possible, the effects of this project on the river. The proposed bioretention area should be maintained on a regular maintenance schedule to ensure the effectiveness of the facility.

We appreciate your consideration of these comments. Please feel free to contact park's Chief of Planning, Resources, and Education, Beth Wheeler, directly if you have any questions or concerns that we could help to address. She can be reached at 404-803-7641 or [Beth\\_Wheeler@nps.gov](mailto:Beth_Wheeler@nps.gov).

Sincerely,



Ann Honious  
Superintendent